

VILLAGE OF LANNON
MINUTES OF THE PLAN COMMISSION MEETING FROM 9/28/23

1. Call to order by presiding officer. President Yates called the meeting to order at 6:30 p.m.
2. Pledge of Allegiance was recited.
3. Roll Call: Grim, Newman, Payleitner, and Yates. Lake, Nellis and Janas absent.
4. Statement of Public Notice was confirmed.
5. Discussion and possible approval of Plan Commission meeting minutes from 7/27/23. Newman/Grim motioned to approve the meeting minutes from 7/27/23. Motion carried unanimously.
6. Citizen Comments. Terri Grennier – From Sussex to Lannon the street name sign for Whispering Ridge is very faded. Don Sommers -19543 W. Main St. He is wondering what is going on with Whispering Ridge, plan for replacing trees, what have they done? Meet and Greet for Businesses, will there be a beautification meeting for residents in the evening or a Saturday?
7. Discussion and possible action on Amended Plan of Operation for AFW and sub – leasers at 21020 W. Good Hope Rd. Lannon WI 53046. Attorney de la Mora handed out an ordinance referring to Special Use permits vs. Conditional Use permits. Light Industrial Zoning districts uses were discussed. The purpose of zoning is to avoid conflict. Contractor’s Storage yard language was summarized. Reviewed every 24 months to gage the impact to nearby properties. What are the parameters? Sub-tenants are permitted to obtain a special use permit on their own for that property. Engineer Ben Wood stated that this only works under a contractor’s storage yard. Processing wood has other regulations and would need a conditional use permit. There are no restroom facilities. Erosion, runoff? Crushing permit? DNR permits for shredding shingles. There are a lot of unknowns. We need more detail on setbacks, etc. It is just a yard not where people are working. Identify the specifics in an operation are points of the special use permit. Are we allowing AFW to lease out this area? How do we proceed. Every User qualify for a special use permit individually. Trucks come in and drop off stuff, there is only 1 person in that area at a time usually. Custom Cuts come in and cut up firewood on occasion. Dan parks three or four trucks and 3 dumpsters and is maybe there for 10 to 15 minutes. Strickly used as a yard only, not a work site. Trying to make sure what is happening where on the property so we can get a clear understanding. AFW was co-mingled with the foundry and storage yard, it is not clear and not complete. The operation HM Brandt explained should make it easier to put a conditional use permit into place. AFW plan of operation, special use to lease out to others. That should be the master permit, it should be separate as the foundry operation. Trying to protect everyone in the situation. They continued the use that was okay under someone else’s plan of operation. AFW purchased this property from Ashborer Arborists and created a new Plan of Operation from their foundry facility. Then that plan of operation states they are leasing to these entities, and they need to submit their plans of operations we can say they have been there, it is allowed by the Village. Will we allow crushing outside of quarry, that is what a special use permit comes into play. Everyone that is doing something in Lannon protects them, protects Lannon and protects the community. Framework needs to be established. Hector recommends getting the owner of the property to comply with Plan of Operation. AFW needs to create a plan of operation for that property and a special use permit. Newman/Grim motioned to table until the proper paperwork is submitted. Motion carried unanimously.
8. Discussion and possible action regarding landscape plans for Sawall Development Rock Pointe Village, Lannon WI 53046. Engineer Ben Wood stated they are planning to complete landscape installation this fall. There has been a lot of discussions, landscape plans have evolved. It was a different commission and gave them approval for some screening, etc. Ben wanted to get it to the Commission to demonstrate their intent and check the final plans. Ben summarized the applicants’ responses to his questions to tie up lose ends. The sign was supposed to be on the back of the garage originally, then they were given different direction to not put it there because of the setback from the road. Monument Sign is the revision to landscape plan. Move it forward for visibility. 6 x 6 sign and landscape to shield the garage. Practical improvement and enhancement. Approve sign location. Ben summarized his conversations with the developer and will be meeting on the screening, etc. The Sign

will be on a slab with lighting pointed upward. Grim/Newman motioned to approve the island entrance area landscaping. Motion carried unanimously. Grim/Newman motioned to approve the sign for Rock Point Village contingent upon sign permit application prior to installation and approval by Commissioner Grim and Engineer Wood. Motion carried unanimously.

- 9. Adjournment. Newman/Payleitner motioned to adjourn at 8:04 p.m. Motion carried unanimously.

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| <p>October 12, 2023 Respectfully submitted, Brenda Klemmer Village of Lannon Clerk/Treasurer</p> | <p>*Notice is hereby given that the Municipal Building is accessible to elderly and disabled persons.**Notice is also hereby given that members of other governmental bodies from the Village of Lannon may be present at this meeting to gather information about a subject on which they may have decision making responsibility and may constitute a quorum of that governmental body. No action by any of those governmental bodies, except the Village Board of Lannon, will be taken at this meeting.</p> |
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